



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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June 29, 2006

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisances at the following locations:

20416 Kenwood Avenue, Torrance  
1402 East Imperial Highway, Los Angeles  
13003 South Cookacre Avenue, Compton  
1119 East 81st Street, Los Angeles  
9313 Zamora Avenue, Los Angeles  
12709 South Alameda Street, Compton  
8911 Compton Avenue, Los Angeles

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the repair or demolition of a substandard structure and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

There will be no negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 20416 Kenwood Avenue, Torrance**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by July 21, 2006, and maintained cleared thereafter; (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006; and (c) that the structure(s) be repaired per noted defects or demolished by August 10, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded.
3. The building lacks the required foundation.
4. The building contains defective, deteriorated, or inadequate floor supports.
5. The exterior wall leans and is damaged.
6. Doors and windows are broken.
7. The exterior stairway and landings are hazardous and have deteriorated.
8. The electrical service is missing.
9. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.
10. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.
11. The premises contain overgrown vegetation, trash, and debris.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 1402 East Imperial Highway, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by July 21, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 13003 South Cookacre Avenue, Compton**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by July 21, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Campers stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 1119 East 81st Street, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 21, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken windows constituting hazardous conditions and inviting trespassers.
3. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
4. Trash and junk scattered about the premises.
5. A trailer stored for unreasonable periods of time in yard areas contiguous to streets or highways.

**ADDRESS: 9313 Zamora Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 21, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Garbage cans and packing crates stored in front or side yards and visible from public streets.
8. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 12709 South Alameda Street, Compton**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by July 21, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.
3. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 8911 Compton Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by July 21, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 21, 2006.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.



The Honorable Board of Supervisors  
June 29, 2006  
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At such time as this recommendation is adopted, please return an adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

ICP:pc  
P:REHAB/BOARDLET/FO2

cc: Chief Administrative Office  
County Counsel